

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES – 1/27/21  
(Meeting held remotely via Zoom)**

**CALL TO ORDER**

The Williamstown Township Planning Commission convened remotely at 7:04pm hosted at the Township Hall (Meeting ID 820 4603 7347, passcode 608442), 4990 Zimmer Road, Williamston, MI. Secretary Giese called the meeting to order and reviewed the agenda.

**PRESENT:** Commissioners Weston, Giese, , LaMore , Tocarchick , Davis, Flore and Trustee Eyster.

**ABSENT:** Eidt, Stanford. Quorum established.

**ALSO PRESENT:** Planning Consultant Chris Doozan of McKenna and Jim Howard, Planning Assistant as well as several members of the public.

Secretary Giese led the group in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**The agenda was approved by consensus, 7 – 0.**

**APPROVAL OF MINUTES**

**Motion by Davis, second by Flore to approve the minutes of November 16, 2020 as corrected.**

**Motion approved 7 – 0.**

**PUBLIC COMMENT**

Carl McIntosh had questions about the Cluster Zoning option. Closed at 7:07pm.

**PUBLIC HEARING**

None.

**UNFINISHED BUSINESS**

- *Planned Development cluster Zoning:*

Chris Doozan reviewed his memo and the current draft. Community buildings, pools and other amenities have been added along with new Design Guidelines.

- Question about defining improvements, like roads

- Zoning Ordinance and Subdivision Ordinance work together
- Being attached to a permanent foundation
- Need clause giving the PC more flexibility
- Discussion about public water and sewer, the 425 Agreement properties, and walkability
- Design guidelines now call for concrete walkways, should allow more permeable surfaces; Chris D to revise

**Motion by Tocarchick, second by Eyster to set a public hearing, with revised draft, for the March 24<sup>th</sup> meeting.**

**Motion approved 7 – 0.**

- o *Event Barns*

Chris D. reviewed his memo, provided clarification of events allowed.

Log info to be kept, permit renewal required.

Discussion about paved access for fire department; NIESA approval required.

**Motion by Weston, second by Davis to set a public hearing for the revised draft at the March meeting.**

**Motion approved 7 – 0.**

**NEW BUSINESS**

- o *Site Plan Review: ARK / Oddfellows Contracting, 1000 E. Grand River*

Chris D. reviewed his memo

Discussion:

- More than 4 trees on site, adjacent sites don't have the required landscaping;
- Question whether the lighting is new or existing;
- Pavement looks to be approx.. 19 feet.

Brett Olexsyn – property will be kept up well, nearly 30 trees on site, maintenance done on westerly building, upgraded. Is the old building a permitted nonconformity, upper level to be office only, no residential.

Burt Walkins – no problem with building, looks better.

Mark Marquardt – building is in good shape.

Brett O. – would like leniency on timing of improvements/requirements; tree line to south is sufficient; fence would require removal of most trees; driveway is 32 feet or greater, existing

parking in setback; will cost \$75,000 to 90,000 for paving, timing is an issue; most deliveries by Fed Ex or UPS, 1 truck/week or two weeks of cabinets and vanities, would like delivery spot to be in front; utilities will be indicated; approximately 31 trees on site.

Mark Dixon (presentation)- Quonset hut removed; tree screening at rear; proposed sign garden to beautify area near Grand River.

Chris D. – was there a previous variance granted? Did it start out as residential?

Brett O. – accessory building came first.

Chris D. – 12 months to complete work, longer if work is continuous; loading spot is supposed to be in rear, may need variance.

Question about off-loading from Glaser – illegal; if new building is rebuilt on Quonset hut foundation, will require variance.

Planning Commission has discretion over #5 and #10 (landscaping and parking).

Some of the trees along south property line are on adjacent parcel.

Brett O. – problem growing trees on southeast area; tree ID in process.

Chjris D. - # 10a seems ok; approx.. 300 feet of frontage, should provide plan, not obscure signs, including neighbor's.

Mark Dixon – 3 variances needed from ZBA; 18.5 foot SB for westerly building (20 foot required), location of loading zone, and SB for future building rebuilt on Quonset hut foundation.

Suggestion to table to March meeting with revised site plan and landscape plan.

**Motion by LaMore, second by Davis to table site plan review decision to March meeting.**

**Motion approved 6 – 1 (Tocarchick nay).**

### **PLANNING AND BOARD REPORTS AND REVIEW**

Trustee Eyster reported the Parks and Rec Plan was approved.

Tocarchick suggested commissioners do field checking.

Howard had no comment due to lateness of the hour.

### **CORRESPONDENCE**

None.

**CITIZEN COMMENT**

None.

**REVIEW**

Secretary Giese reviewed the PC's actions from the meeting:

- Approved the minutes of the November 16<sup>th</sup> meeting;
- Set a public hearing on the Cluster Zoning amendment for the March meeting;
- Set a public hearing on the Events Barn amendment for the March meeting;
- Tabled action on the ARK/Oddfellows Contracting site plan to the March meeting.

**ADJOURNMENT**

**Motion by Commissioner Davis, second by Commissioner Weston to adjourn.**

Meeting adjourned at 9:55 pm.

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Jim Howard, Recording Secretary

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Secretary Giese